

**CITY OF SAN DIMAS
DEVELOPMENT PLAN REVIEW BOARD
MINUTES**

**August 9, 2007 at 8:30 A.M.
245 EAST BONITA AVENUE
COUNCIL CHAMBERS CONFERENCE ROOM**

PRESENT

*Dan Coleman, Director of Development Services
Scott Dilley, Chamber of Commerce
Blaine Michaelis, City Manager
Curtis Morris, Mayor (arrived at 8:40 A.M., left at 9:40 A.M.)
Krishna Patel, Director of Public Works
Jim Schoonover, Planning Commissioner
John Sorcinelli, Public Member-at-Large*

ABSENT

CALL TO ORDER

Jim Schoonover called the regular meeting of the Development Plan Review Board to order at 8:31 a.m. so as to conduct regular business in the Council Chambers Conference room.

APPROVAL OF MINUTES

MOTION: Blaine Michaelis moved, second by Krishna Patel, to approve minutes of July 26, 2007. Motion carried 6.01.0. (Morris absent)

HEARING ITEMS

DPRB Case No. 06-60

Continued from October 12, 2006. Request to construct a new 3,337 sq. ft. single family residence located adjacent to 1619 North San Dimas Canyon Road, APN#: 8665-010-063. Zone: SFA-10,000.

Steve Eide, architect, was present.

Franz Herzog, 1628 Grasscreek, was present to voice concerns about size of new house, trellis material, setbacks, future pool construction and tree removal.

Planning Manager Hensley stated that applicant is attempting to save a locally significant rock structure located on the site by removing the existing roof and developing an open trellis cover designed in the form of roof framing that would be used as an open courtyard. This design is based on comments made by the Board at the October 12, 2006 meeting. The Board should provide direction on mitigation measures for the rock house and provide input on the new house. Four possible scenarios resulted from historical assessment conducted by Onyx Architects in 2002 that evaluated the existing rock house, its

significance, future development and response to CEQA checklist items Aesthetic and Cultural.

Manager Hensley stated that proposed plan appears to fall under scenario "2" which would require a Negative Declaration.

Issues presented were:

- Openings along park should be plastered to eliminate access from the adjacent park to the property;
- Garage door on rock house to be replaced with wood garage door;
- Final design of the interior of the rock house shall be part of landscape plan.

Mayor Morris arrived.

In response to City Manager Michaelis, Manager Hensley explained that the rock house area would be open for use as a courtyard or garden, though it has not been specifically designed yet.

In response to the Board questions, Mr. Eide stated that the un-reinforced masonry would be supported with posts inside to stabilize the roof and walls. Further analysis will need to be done by an engineer. Until roof comes off, it is hard to determine what exactly will need to be done. A civil engineer submitted drawings to address drainage issues. No pool proposed at this time. Manager Hensley added that pool is a permitted use in setback here. Windows would be upgraded to vinyl or aluminum clad. No plans for oak trees to be removed.

Director Patel pointed out to Mr. Hertzog that the rear setback is 25 feet.

Mr. Sorcinelli expressed concerns with the overall stability of the rock house and ability to match the rock on the new house with the existing rock house. He stated that he has problems with proposal as the historical part confuses the design of the new house. Materials are substandard and not to the same quality of the other two adjacent houses on the street. He recommends rethinking the whole esthetic design as there is no esthetic relationship to the rock house. The new house is "thin" on its details, massing and materials. The rock on the chimney on the new house and proposed concrete s-tile were also issues for him.

City Manager Michaelis suggested increase in quality of material and detail be considered.

Mayor Morris concurred with Mr. Sorcinelli's comments, though does not support wood windows.

Director Coleman recommended that the openings have some inset and if enclosed the new material should not be flush with the outside wall of the rock house. Other areas of concern regarding the proposed new house were the trim around the windows and doors and massive gable end sticking out on right north elevation. The gable gives the appearance of being top heavy. The columns are undefined and awkward. He requested that Staff check with building department if a 1-hour fire rated construction is required for trellis proposed to be added to old rock house within 5 feet of property line.

In response to Director Patel, Manager Hensley stated that no variance was required as rock house is an existing structure.

Discussion concluded. Applicant to continue working with Staff. Negative Declaration to be noticed with item to be heard on September 6, 2007 by the DPRB.

Mr. Sorcinelli added a final comment that the old rock house should be viewed as an historic "artifact"; therefore, should be secondary with more emphasis on the new house.

DPRB Case No. 07-16

Continued from June 28, 2007. Preliminary Review. Request to construct a 8,956 sq. ft. gymnasium addition to an existing church facility at Valley Christian Center located at 1404 West Gladstone Street. (APN: 8383-001-030 Zone: SF 7500)

Alfonso Garcia of Lima+Hizon+Luzano Architects was present.

Pastor Freddy Martin of Valley Christian Center was present.

Manager Hensley stated that applicant has made significant revisions based on comments from the Board at the June 28, 2007 meeting. The gymnasium and classroom building were reduced. Setbacks to the rear of the property line and west property line were increased. Building height was reduced and parking lot has been revised to meet code requirements.

Director Coleman commented that the DPRB should review all elements of the project. The scope of the project was more than construction of the new gymnasium. There are new elements being added to the existing church buildings, including new entry, new columns and rebuilding all the parking lots.

In response to Mr. Sorcinelli, Mr. Garcia stated that the additional space was achieved by moving the gymnasium forward, reducing classroom sizes, and modifying the interior to code minimums. He added that the new entry was revised to not take away from the existing church and added richer colors and accents for improved esthetics. Wood appearing treatment and board and batten do not currently carry around to all four sides, but would revise plans so that it would per Board suggestion. The space between the existing and new building will be used as a landscaped walkway. Dropping the gymnasium was not an option due to access issues.

Pastor Martin explained to the Board that access to the gymnasium from the church would be through double doors from vestibule across walkway.

Director Patel stated that this project would be conditioned to install street improvements, including widening Gladstone Street.

Discussion concluded with architect to work with Staff on Board direction and comments with final request to be brought before DPRB for approval.

DPRB Case No. 07-02D

Continued from July 12, 2007. Revise Director Review Approval for a 2,157 sq. ft. addition to a request to construct a new 7,445 sq. ft., two-story, single-family residence at 526 Gladstone Avenue within the Town Core. (APN: 8386-005-051) ZONE: Specific Plan 3

Christianne Maramba of Cornerstone Design was present.

Ed Siapno, owner, was present.

Sharon Dix of 600 Hoover was present. She was concerned with setback and height of retaining wall.

Curtis Morris recused himself.

Associate Planner Espinoza stated that the applicant has provided additional revisions to the plans since the July 12, 2007 meeting. The Building department has since reviewed the

soils report which is requiring the proposed house pad area to be over-excavated by 3 feet deep and 5 feet out from footprint, graded and re-compacted, voiding the applicant's original plan which called for using the original foundation. The west side yard setback was increased to 19 feet. Additional design modifications and architectural features are recommended by Staff such as recessing windows and doors, cantilever and increase size of second story balcony on south elevation and revise front entry and second story balcony semi-arches to a full width arch and replace the pre-cast stone columns to full width stucco columns.

Mr. Sorcinelli expressed problems with roof vent design protruding above tile roof. Suggested eave vents or ridge vents.

Ms. Maramba handed out copies of previously approved plans to Board again arguing that she has an approval and does not understand why DPRB review is required. Staff pointed out that these plans are now void based on demolition done beyond what permit allowed and result of soils report indicating that existing foundation is substandard and can not be used.

In response to Director Coleman, Ms. Maramba stated that there are not any concerns about proximity of excavation to pool.

Director Coleman stated that visual impact would be minimal as the homes on Hoover Court are higher than the project site. Also a wall would be screening a good portion of the Gladstone house. Approximately a grade difference of 8'.

Director Patel stated that there was a misrepresentation of what was originally submitted to plan check and what was actually existing at the site. He informed applicant that as part of conditions of approval, they will be required to submit a street improvement plan for Gladstone. The retaining wall will be required to be constructed prior to construction of new house.

Associate Planner Espinoza stated that the Building Department will use as much of the previous plan check as possible with new house.

Motion: Krishna Patel moved, second by Dan Coleman, to approve subject to standard conditions and the following:

1. 19' setback requirement from west property line;
2. Alternative roof venting;
3. Gladstone Street improvements;
4. Full width arches on second story windows.

Motion carried 6.0.1.0. (Morris absent)

DPRB Case No. 07-23

Continued from July 12, 2007. Request to construct a 5,695 sq. ft. two-story, single-family residence at 1608 Calle Cristina. (APN: 8448-038-047) ZONE: Specific Plan 11

Alex Mustapha, applicant, was present.

Par Sjoblom, architect, was present.

Associate Planner Espinoza stated that issues of concern from July 12, 2007 meeting were addressed. The applicant reduced the amount of different windows. The front yard block

wall was setback and additional 2' to be lined up with the front of the house. A second story balcony was added in addition to a trellis patio on the rear elevation. The rear yard pilaster deck was still unaddressed should be discussed. Analysis was done on surrounding area as it relates to deck and balcony square footage. The proposed deck is approximately 66 % larger than any other deck existing or under construction in the surrounding area. Applicant is willing to landscape the hillside to mitigate the visual effect of the exposed pilasters, although Staff has recommended structural screening.

Mr. Sjoblom addressed the Board. He stated that adding structural screening to the deck would actually draw more attention to the deck and would prefer using landscaping to screen.

Mr. Mustapha addressed the Board. In reviewing the analysis of other properties, he stated that homes 1-5 did not need decks due to topography of the lots. Also, pools take up flat areas and noted that some of these properties did not have pools. He added that he was open to relocating the pool to the rear of the property. This would reduce deck area to approximately 1,400 sq. ft. The wall in the front would be removed and area landscaped.

Director Coleman stated that the trellis addition on the rear elevation was not enough to break up the rear elevation and suggested that the family room area be popped out 3-4' for the full 2-story height. He added that he did not support using lattice panels on deck for screening and would prefer the use of landscaping.

Mr. Sorcinelli stated that he preferred the window selection and placement on the previous plan. Historically Spanish Colonial design uses a variety of windows not placed uniformly. This being a "grand" house, it should have special features.

The Board concurred that moving the pool to the rear of the property was a good option to reducing the deck area and creating movement on the rear elevation while improving the front elevation. The Board also concurred that incorporating landscaping for screening instead of lattice for deck was preferred.

Motion: Dan Coleman moved, second by Blaine Michaelis to approve subject to standard conditions and modifications as recommended by the Board.

Motion carried 6.0.1.0. (Morris absent)

ADJOURNMENT

There being no further business the meeting was adjourned at 10:46 a.m. to the meeting of August 23, 2007 at 8:30 a.m.